

When recorded return to:
Adam Cassidy
463 Rohrer Loop
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252239

Jul 17 2025

Amount Paid \$7429.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620059069

CHICAGO TITLE
620059069

STATUTORY WARRANTY DEED

THE GRANTOR(S) Peggy M. Ingram, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Adam Cassidy, an unmarried person and Margaret Byle, an
unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

LT 5, PLAT OF BRICKYARD MEADOWS-DIV 1, REC NO. 200207150172

Tax Parcel Number(s): P119288 / 4796-000-005-0000

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)Dated: 7/11/25

Peggy M. Ingram

Stacie Lynn Brock ^{Lynn} AS Attorney in fact
By Stacie Lynn Brock as Attorney-in-FactState of Idaho
County of AdaThis record was acknowledged before me on July 11, 2025 by Stacie Lynn Brock as Attorney-in-Fact of Peggy M. Ingram.Janelle Belden

(Signature of notary public)

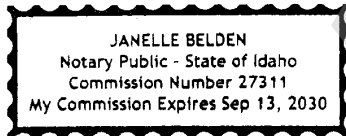
Notary Public in and for the State of IdahoMy commission expires: 9.13.30

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P119288 / 4796-000-005-0000

LOT 5, PLAT OF BRICKYARD MEADOWS - DIV. 1, ACCORDING TO THE PLAT THEREOF,
RECORDED JULY 15, 2002 UNDER AUDITOR'S FILE NO. 200207150172, RECORDS OF SKAGIT
COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: October 9, 2001
 Recording No.: 200110090060, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects:

 Easement No. 1: All streets and road rights of way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)

 Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights of way.

 Easement No. 3: All areas located within a 10 (ten) feet perimeter of the exterior surface of all ground mounted vaults and transformers.

 Easement No. 4: No vehicular access, parking or driven surfaces shall be located within a 5 (five) foot perimeter of all of grantees ground mounted or semi-buried vaults, pedestals, transformers and/or hand holes
2. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: October 16, 2001
 Recording No.: 200110160053, records of Skagit County, Washington
 In favor of: Puget Sound Energy, Inc.
 For: Electric transmission and/or distribution line, together with necessary appurtenances
3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on PLAT OF BRICKYARD MEADOWS DIV. 1:
 Recording No: 200207150172
4. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: August 7, 1997
 Recording No.: 9708070031, records of Skagit County, Washington
 In favor of: City of Sedro Woolley
 For: Utilities

EXHIBIT "B"Exceptions
(continued)

5. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law;
 Recorded: July 15, 2002
 Recording No.: 200207150173, records of Skagit County, Washington
- AMENDED by instrument(s):
 Recorded: December 28, 2004
 Recording No.: 200412280122, records of Skagit County, Washington
6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
 Recorded: July 15, 2002
 Recording No.: 200207150173, records of Skagit County, Washington
7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:
- "This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.
- In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."
9. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2025

EXHIBIT "B"Exceptions
(continued)

Tax Account No.: P119288 / 4796-000-005-0000
Levy Code: 0935
Assessed Value-Land: \$156,300.00
Assessed Value-Improvements: \$250,900.00

General and Special Taxes:
Billed: \$3,756.69
Paid: \$229.55
Unpaid: \$3,527.14

10. Assessments, if any, levied by City of Sedro-Woolley.
11. City, county or local improvement district assessments, if any.